

Chapter 6

OFF-STREET PARKING REQUIREMENTS

**An ordinance
which establishes
requirements for
off-street
parking spaces
for automobiles
adjacent to the
building,
structure or use.**

Adopted January 22, 2008

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Section 6-1 Off-Street Parking Required

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off-street parking spaces for automobiles adjacent to the building, structure or use in accordance with the following requirements.

Section 6-2 Size

The dimensions of each off-street parking space shall be at least nine (9) feet by twenty (20) feet for diagonal or ninety-degree spaces; or nine (9) by twenty-two (22) feet for parallel spaces, exclusive of access drives or aisles, provided that in parking lots of not less than twenty (20) parking spaces the Planning Commission may approve a design allowing not more than twenty (20) percent of such spaces to be not less than seven and one-half (7½) feet by fifteen (15) feet to be marked and used for compact automobiles only.

Type of Space	Minimum Width	Minimum Length
Diagonal	9 feet	20 feet
90° Angle	9 feet	20 feet
Parallel	9 feet	22 feet
Compact (approved 20%)	7½ feet	15 feet

Section 6-3 Access to Individual Parking Space

Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street.

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Section 6-4 Number of Parking Spaces

The number of off-street parking spaces required shall be as follows:

A professional parking study may be required by the Planning Commission.

#	Type of Use	Parking Spaces Requirement
1.	Business or professional offices	1 per 300 sq. ft. of floor area
2.	Churches, sports arenas, auditoriums, theaters, assembly halls, meeting rooms	1 per each 3.5 seats of maximum seating capacity
3.	Commercial properties fronting Highway 89/SR11	Parking may be modified by a conditional use permit
4.	Dwellings, single-family, two-family, multi-family and cluster (townhouse and condominium)	2.25 per dwelling unit
5.	Furniture and appliance stores	1 per 600 sq. ft. of floor area
6.	Handicapped and motorcycle parking spaces	1 handicapped per 25 spaces, plus 1 per each additional 50 spaces, & 1 motorcycle stall per 25 spaces
7.	Hospitals	2 per each bed
8.	Hotels, motels, motor hotels	1 per each sleeping unit, plus parking for all accessory uses as herein specified.
9.	Nursing homes	4, plus 1 per each 5 beds
10.	Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments	1 per each 3.5 seats or 1 per each 300 sq. ft. (excluding kitchen, storage, etc.), whichever is greater
11.	Retail stores, shops	1 per each 300 sq. ft. of retail floor space.
12.	Shopping centers or other groups of uses not listed above	As determined by conditional use permit or Planned development procedure, if applicable, or by the Kanab City Planning Commission.
13.	Storage units (commercial)	1 per each 30 ft of building frontage storage space
14.	Wholesale establishments, warehouses, manufacturing establishments, and all industrial uses	As determined by conditional use permit or by planned development requirements, if applicable, or by the Kanab City Planning Commission, but in no case fewer than 1 space for each employee projected for the highest employment shift.
15.	All other uses not listed above	As determined by the Kanab City Planning Commission, based on the nearest comparable use standards.

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Section 6-5 Access Requirements

Adequate ingress and egress to and from all uses shall be provided as follows (Minimum widths of drives within parking lots are provided in the Kanab City Design and Construction Standards):

1. **Residential Lots** - For each residential lot not more than two (2) driveways, each of which shall be a maximum of twenty-five (25) feet wide at the street lot line, or one (1) driveway with a maximum of 50 feet wide at the street lot line. Driveways shall not be closer than six (6) feet to each other.
2. **Other than Residential lots** - Access for each lot shall be provided to meet the following requirements:
 - a. Not more than two (2) driveways shall be used for each one hundred (100) feet or fraction thereof of frontage on any street.
 - b. No two (2) of said driveways shall be closer to each other than six (6) feet, and no driveway shall be closer to a side property line than three (3) feet.
 - c. Each driveway shall be not more than fifty (50) feet wide, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way.
 - d. No driveway shall be closer than ten (10) feet of any intersection at any corner as measured along the property line.
 - e. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveways. On the two (2) ends and street side of each such island shall be constructed a concrete curb, the height, location, and structural specifications of which shall be in accordance with the City of Kanab Design and Construction Standards.
 - f. Where there is no existing curb and gutter or sidewalk, the applicant may at his option install such safety island and curb, or, in place thereof shall construct along the entire length of the property line (except in front of the permitted driveways) a curb, fence, or pipe rail not exceeding two (2) feet or less than eight (8) inches in height.
 - g. All other uses not listed above as determined by the Kanab City Planning Commission, based on the nearest compatible use standards.

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Examples of Dark-Sky
Sensitive Lighting



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Section 6-6 Location of Gasoline Pumps

Gasoline pumps shall be set back not less than eighteen (18) feet from any street line to which the pump island is perpendicular, and twelve (12) feet from any street line to which the pump island is parallel, and not less than ten (10) feet from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line.

Section 6-7 Maintenance of Parking Lots

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

1. **Surfacing** - Each off-street parking lot shall be surfaced with a minimum of 2 inches of asphalt or 3½ inches of Portland cement or equivalent. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.
2. **Landscaping** - Each parking lot shall be landscaped, including a tree diamond installed every six (6) parking spaces, or with a 6-foot wide island with a tree at the end of all parking rows, and shall be permanently maintained.

Section 6-8 Lighting of Parking Lots

Lighting used to illuminate any parking lot shall have a decorative style and shall be dark-sky sensitive and shall be arranged to reflect the light away from adjoining premises in any residential district, and from street traffic. No cobra-style light standards are allowed.

1. **Down Lighting**: To protect the views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.
2. **Colors**: Warm lighting colors are encouraged. Blue white colors of fluorescent and mercury vapor lamps are prohibited.
3. **Minimum Levels; Motion Sensors**: All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.
4. **Parking Lot Lighting**: Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole mounted fixtures shall be held to a minimum practical height, but not exceeding twenty feet (20').

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